

A special meeting of the Cultural Heritage Commission convened at 6:07 P.M.

PRESENT: COMMISSIONERS: Julie Bartolotto
Laura Brasser
Kevin Doherty
Dan Pressburg
Laurence Watt
Kerrie Weaver
William Wynne
Kevin Motschall, Vice Chair
Layne Johnson, Chair

ABSENT: " : Mike Burrous
Kay Cofield (Excused)
Doris Felix (Excused)
Karen Highberger (Excused)
Ana Maria McGuan (Excused)
Geoff McIntosh (Excused)

EX OFFICIO: Stanley E. Poe

ALSO PRESENT: Cindy Thomack, Neighborhood and Historic
Preservation Officer
Greg Carpenter, Planning Bureau Manager
Nancy Muth, Deputy City Clerk

Chair Johnson presiding.

PUBLIC PARTICIPATION

There was no public participation.

UNFINISHED BUSINESS

Certificate of Appropriateness for New Construction, 2767 East Ocean Boulevard

Chair Johnson provided introductory comments, referring to the excerpt from Ordinance No. C-6835 and various correspondence received, copies of which were received and made a part of the permanent record, and opened the meeting to public comment.

Commissioner Burrous entered.

September 22, 2004

Isaac Waxsel, 2695 East First Street, expressed concerns regarding the density of the proposed project and the appearance of the development being one large complex, and urged the Commission to consider the project as a whole and not as two properties.

Helena Segelhorst, 2828 East First Street, suggested that the Secretary of Interior Standards Nos. 2 and 9 applied and that the overall project did not appear to meet those two standards in its present design.

Douglas Otto, 111 West Ocean Boulevard, Suite 1300, spoke regarding his views of the Commissions responsibilities; suggested that the main issues to be considered were the massing and articulation, and eliminating the impression that the development was one complex; and complimented the Commission regarding the handling of the project.

Wendy Harn, 3214 East Second Street, spoke regarding how each change that was allowed in the district accentuates the weakness of the current standards and guidelines for preserving the historic district.

Roger Kurath, Design 21, 4240 Via Marina #14, Marina Del Rey, distributed and discussed information regarding Irving Gill's architecture and a map of the Bluff Park Historic District, with a list of ratios based on square footage of living space to lot size, copies of which were received and made a part of the permanent record; indicated that his design had been based upon the Cultural Heritage Commission and Bluff Park Historic District ordinances; and responded to questions.

Chair Johnson distributed and discussed a letter dated September 17, 2004, from Steven and Elizabeth Westbrook, 2801 E. Ocean Boulevard, which addressed issued raised at the September 15, 2004 Commission meeting, a copy of which was received and made a part of the permanent record.

A discussion ensued regarding the concerns articulated by the Bluff Park Historic District property owners, the Commissioner's interpretation of the ordinances and the Secretary of Interior Standards, and the owners' willingness to consider revisions.

Staff responded to questions.

Commissioner Burrous moved, seconded by Commissioner Weaver, that the Certificate of Appropriateness for the new construction at 2767 East Ocean Boulevard be approved in concept per the following: that in accordance with Ordinance No. C-6835, Standards and Guidelines, Section B, the project was consistent with subsections (1) and (4), was not inconsistent with subsection (2), subsections (3) and (5) would be addressed at a later time, and subsection (6) would be observed, and that the designer and owner return to the Commission with suggested modification to visually separate, with a unique design element, the front structure from the two rear condominiums and address the issue of a front entrance element.

A discussion ensued regarding what conceptual approval and visual separation mean; and staff advised that the City Attorney's office was consulted and had indicated that a

continuation of the new construction project at 2767 East Ocean Boulevard was acceptable, as long as the Commission reached a decision within 180 days of the completed application filing date; and that the applicant had the ability to agree to an extension, if nearing the 180 days, or request an action be taken at that time.

Brad Bulger, 100 Temple, addressed the Commission in an attempt to clarify the term visually separate.

The motion failed by the following vote:

AYES:	COMMISSIONERS:	Burrous.
NOES:	"	: Bartolotto,Brasser,Doherty, Pressburg,Watt,Weaver, Wynne,Motschall.Johnson.
ABSENT:	"	: Cofield,Felix,Highberger, McGuan,McIntosh.

Commissioner Johnson moved, seconded by Commissioner Bartolotto, that the bulk, mass, scale and height (the volume) of the property at 2767 East Ocean Boulevard be adjusted to be consistent within three surrounding properties.

Mrs. Makineni, 2 Open Brand Road, Rolling Hills, commented regarding the current motion and the discussion of the project's mass and sale, and expressed her frustration regarding the delays and the restrictions.

Chair Johnson, with the consent of the second, withdrew his main motion.

Commissioner Pressburg moved, seconded by Commissioner Burrous, that the Commission establish an ad hoc committee, with a charter to allow the applicant to address reducing the visual scale of the Ocean Boulevard residence, the impression of an Ocean Boulevard entrance, and alter the visual relationship between the Ocean Boulevard residence and the Temple properties.

Commissioner Watt requested that a reduction of the visual scale of the Temple properties be included in the motion.

Commissioner Pressburg accepted the friendly amendment.

Commissioner Burrous withdrew his second of the motion.

Commissioner Pressburg moved, seconded by Commissioner Bartolotto, that the Commission establish an ad hoc committee, with a charter to allow the applicant to address reducing the visual scale of the Ocean Boulevard residence and the Temple properties, the impression of an Ocean Boulevard entrance, and alter the visual relationship between the Ocean Boulevard residence and the Temple properties.

Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto, Burrous, Doherty, Pressburg, Watt, Weaver, Motschall, Johnson.
NOES:	"	: Brasser, Wynne.
ABSENT:	"	: Cofield, Felix, Highberger, McGuan, McIntosh.

Roger Kurath, Design 21, 4240 Via Marina #14, Marina Del Rey, requested that the ad hoc committee include an architect and that it meet in a timely manner to allow the applicant to return to the Commission in October, and inquired regarding when the materials and the landscaping would be addressed.

Commissioners Wynne, Watt and Bartolotto volunteered to serve as the ad hoc committee for the project.

Isaac Waxsel, 2695 East First Street, spoke regarding the difficulties of owning and living in an historic district.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

At 8:50 P.M., Commissioner Pressburg moved, seconded by Commissioner Burrous, that the meeting be adjourned. Carried by unanimous vote.